

ITEM#: _____ ORD 08-36
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-24-2008 – Pleasant Valley Ranches – Lot 1 Amended

SYNOPSIS:

Applicant: Steven Jolley
Proposal: Final Plat Approval
Location: 6286 West 2900 South
Zoning: A

BACKGROUND:

Mr. Steven Jolley, is requesting a plat amendment to lot 1 of the Pleasant Valley Ranches Phase 1 Subdivision. The purpose for the plat amendment is to create one new lot within the subdivision. The Pleasant Valley Ranches Phase 1 Subdivision was recorded in June 1999. The original plat consisted of 4 lots on 4.88 acres. The amended subdivision will consist of 2 lots on 1.9 acres. An existing dwelling is located on what will become lot 1A.

Access will be gained from 2900 South. Public improvements along this right-of-way were installed by the developer of the original subdivision. Any damage to existing improvements, or damage associated with new construction will need to be repaired by the builder of the new lot. The applicant and/or builder of the new lot will also be responsible to coordinate the new drive approach on lot 1B.

The subdivision is in an area of the City that has a high water table. The original plat indicated that ground water was encountered at a depth 4 feet below the top back of curb. Unless the applicant would like to submit a new soils report, staff will require that the lowest floor slab be 1-foot below top back of curb.

City ordinance requires that for homes without basement, the minimum house size be increased by 100 square feet and the minimum garage size shall be increased to 24 feet by 24 feet. The applicant does have the option of providing an updated soils report. The report will need to be submitted and reviewed by the Engineering Division prior to City Council review.

The subdivision is located in area that was deemed a jurisdictional wetland. In a letter dated March 26, 1999, the Army Corps of Engineers approved the original subdivision plat on the basis that existing uplands on each lot would have provided sufficient areas for building pads.

In order to ensure that the wetlands will not be impacted by construction on the new lot, staff required the applicant to contact the Army Corps of Engineers. According to a recent site visit by the Corps of Engineers, the area within these properties is no longer considered a wetland. The Corps of Engineers is in the process of stamping the plat indicating that permits to encroach this area are no longer needed.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager